

हरियाणा HARYANA

290172

Affidavit cum Declaration

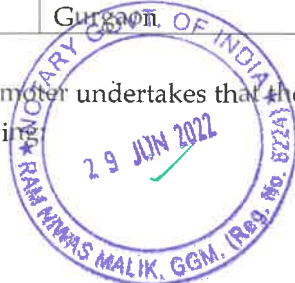
Affidavit cum Declaration of Mr. Raman Kumar, duly authorized by the promoter "M/s Solutrean Building Technologies Private Limited" of the proposed project "Gateway 95", vide its authorization/ Board Resolution dated 08.06.2022;

I, Raman Kumar, duly authorized by the promoter "M/s Solutrean Building Technologies Private Limited" of the proposed project "Gateway 95" do hereby solemnly declare, undertake and state as under:

1. That the Promoter is setting up an Affordable Plotted Colony (DDJAY – 2016) over an area admeasuring 6.50625 acres in Sector – 95 Gurugram under the name of "Gateway 95" and has obtained License No. 17 of 2022 from the Directorate of Town & Country Planning, Haryana on 09.03.2022 for the same.
2. That the promoter has a legal title to the land on which the development of the project is proposed.
3. That in compliance with the prevailing laws and provisions promulgated by Haryana Real Estate Regulatory Authority the Promoter has opened the following Bank Accounts for its Project "Gateway 95":

A/c Name	SOLUTREAN BUILDING TECHNOLOGIES PVT LTD MASTER A/C FOR GATEWAY 95	SOLUTREAN BUILDING TECHNOLOGIES PVT LTD RERA A/C FOR GATEWAY 95	SOLUTREAN BUILDING TECHNOLOGIES PVT LTD FREE A/C FOR GATEWAY 95
A/c Number	922020022892437	922020022829390	922020022582790
IFSC	UTIB0000707	UTIB0000707	UTIB0000707
Branch	Axis Bank, Palam Vihar, Gurugram	Axis Bank, Palam Vihar, Gurugram	Axis Bank, Palam Vihar, Gurugram

4. That the promoter undertakes that the Project Master Account shall be operated in adherence to the following:



Raman Kumar

Solutran Buildings
Technologies Pvt Ltd.
R/o GGM

24625

Sr. No.....	(2)
Amount.....	1000
Purpose/Use.....	Stamp
23 JUN 2022	
RAJ SINGH STAMP VENDOR	
Gurugram (Haryana)	

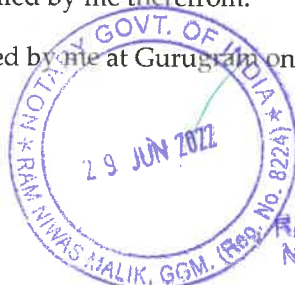
- 4.1 This account shall be the master collection account wherein 100% receivables from the allottees shall be deposited.
 - 4.2 This account shall be free from all encumbrances, lien, loan, and control of any third party i.e lender/bank/financial institution.
 - 4.3 This account shall be mentioned in the application form, builder-buyer agreement & other documents wherever required.
 - 4.4 This account can only be changed with the prior written permission of the authority.
5. That the promoter undertakes that the RERA compliance Separate Account (RERA Account) shall be operated in adherence to the following:
- 5.1 The 70% of the amount realised from the allottees of the project shall be deposited in this account as per section 4(2)(1)(D) of the Act to cover the cost of construction and the proportionate land cost of the project.
 - 5.2 This account shall also be free from all encumbrances, lien, loan, and control of any third party i.e., lender/bank/financial institution.
 - 5.3 This account shall be exclusively used for the construction and development of the project and proportionate land cost.
 - 5.4 The 70% amount from the master customer collection account shall be transferred to this account automatically at the end of each business day.
 - 5.5 The funds shall be released from this account upon submission of relevant certificates as per the provisions of RERA, 2016.
 - 5.6 No amount from this account shall be utilised towards repayment/ pre-payment of project loan/ facility if any.
 - 5.7 This account is construed to be in nature of reimbursement account for reimbursement of expenditure incurred and paid on the proportionate land cost and construction cost.
6. That the promoter undertakes that the Promoters Free Project Account (Free Account) shall be operated in adherence to the following:
- 6.1 The 30% residual amount after transferring/depositing 70% of the total amount realised from the allottees in the RERA account, shall be transferred/deposited in this account at the end of each business day.
 - 6.2 This amount may be a free account and can be utilised for making finance costs and repayment/ pre-payment of loan, if any.
7. The Promoter undertakes that they will operate Project Bank Account(s) with due and absolute compliance with the applicable and prevailing laws, rules, and regulations promulgated by the Haryana Real Estate Regulatory Authority, as amended from time to time.

Raman Kumar
DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 29th day of June, 2022



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

Raman Kumar
DEPONENT